134.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,500 / 809,500
					USE VALUE:	809,500 / 809,500
					ASSESSED:	809,500 / 809,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATTHEISEN DONALD J/PATRICIA
Owner 2:	MATTHEISEN C./TRS MATTHEISEN T
Owner 3:	
Street 1:	112 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATTHEISEN DONALD J--ETAL -
Owner 2:	MATTHEISEN PATRICIA R -
Street 1:	112 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 1403 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7594.000	226,500		583,000	809,500
Total Card	0.174	226,500		583,000	809,500
Total Parcel	0.174	226,500		583,000	809,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 577.18 | /Parcel: 577.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86560

GIS Ref

GIS Ref

Insp Date 05/19/18

!10478!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	226,500	0	7,594.	583,000	809,500		Year end	12/23/2021
2021	101	FV	218,800	0	7,594.	583,000	801,800		Year End Roll	12/10/2020
2020	101	FV	218,800	0	7,594.	583,000	801,800	801,800	Year End Roll	12/18/2019
2019	101	FV	199,000	0	7,594.	615,400	814,400	814,400	Year End Roll	1/3/2019
2018	101	FV	199,000	0	7,594.	453,500	652,500	652,500	Year End Roll	12/20/2017
2017	101	FV	199,000	0	7,594.	434,000	633,000	633,000	Year End Roll	1/3/2017
2016	101	FV	199,000	0	7,594.	401,600	600,600	600,600	Year End	1/4/2016
2015	101	FV	198,000	0	7,594.	336,900	534,900	534,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:46:37

LAST REV

Date	Time
06/04/18	11:27:00
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10478

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTHEISEN DONA	34844-131		2/19/2002	Family	1	No	No		
	12319-365		10/31/1972		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	163	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7594		Sq. Ft.	Site		0	90.	0.85	10									583,039						583,000	

Total AC/HA: 0.17433 | Total SF/SM: 7594 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 583,039 | Spl Credit | Total: 583,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328270
Depreciation:	101764
Depreciated Total:	226506

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

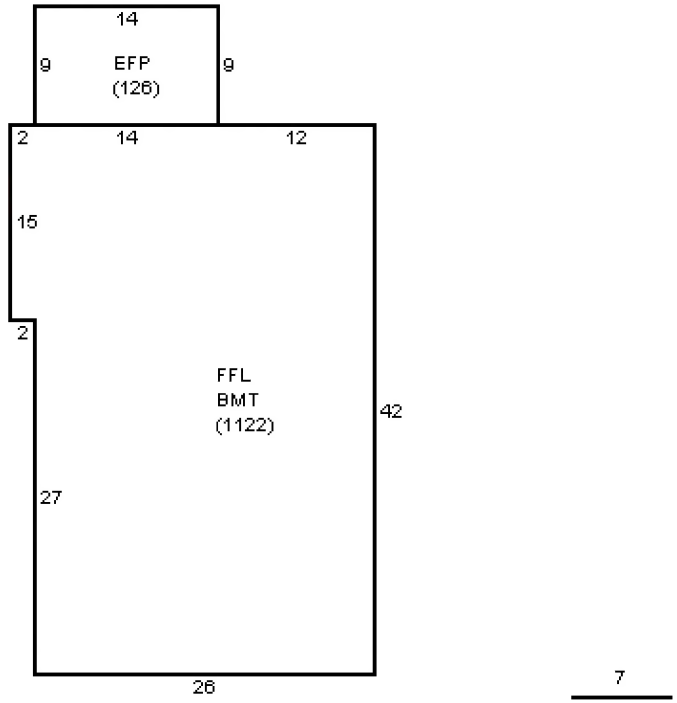
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	95.57
Final Total:	226500	Val/Su SzAd	201.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,122	47.080	52,820
FFL	First Floor	1,122	134.990	151,455
EFP	Enclos Porch	126	48.830	6,152

Net Sketched Area:	2,370	Total:	210,427
Size Ad	1122	Gross Area	2370	FinArea	1403
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

134.0-0006-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc